



VIEWS ON FIFTH

PEDESTRIAN VIEW ANALYSIS

JULY 11, 2017

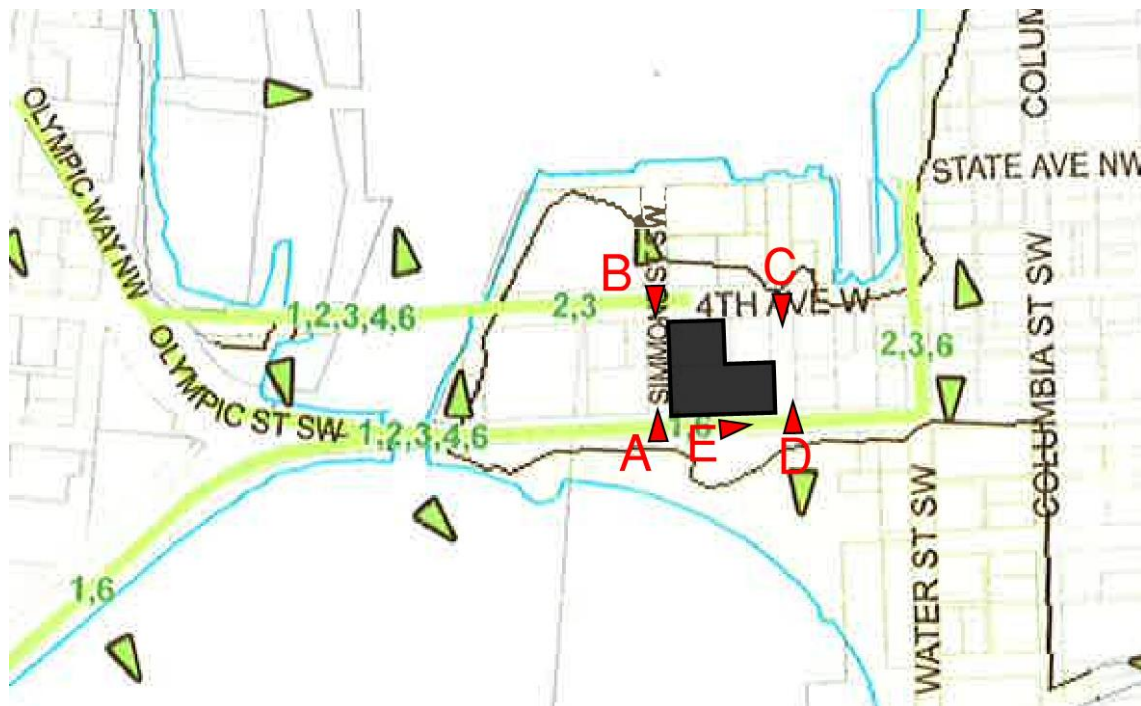
CODE SECTION:

18.110.060 View preservation

A. REQUIREMENT: In order to protect the existing outstanding scenic views which significant numbers of the general public have from public rights-of-way, applicants for development must consider the impact their proposal will have on views of Mt. Rainier, the Olympic Mountains, Budd Inlet, the Black Hills, the Capitol Building, and Capitol Lake or its surrounding hillsides. All development must reserve a reasonable portion of such territorial and immediate views of these features for significant numbers of people from public rights-of-way, and shall provide lookouts, viewpoints, or view corridors so that visual access to existing outstanding scenic vistas is maintained.

PROJECT APPROACH:

The Views on Fifth project intends to protect existing scenic views and improve upon the ones currently available to the public as outlined in the photo documentation provided herein. The following map shows the section of the City's current scenic vistas overlay map along with reference points noted in red which correspond to our photo examples on the following pages.



VIEW A: View towards Olympic Mountains and Budd Inlet from the intersection of Simmons and 5th looking north toward Olympia Yacht Club.



Figure 1 Existing view



Figure 2 View with project

To the extent weather permits visibility of the Olympics from this point, the existing view is unchanged with the project. View along the right-of-way will remain unobstructed, and the existing one-story building and associated street trees currently block remaining views to the northeast. Although not an element of view analysis, the new curtain wall façade on the tower structure will include a glazing system to help reflect the natural settings and further blend the existing tower with the sky.

VIEW B: View towards Capitol Lake and Capitol Building from the intersection of Simmons and 4th looking south.



Figure 3 Existing view



Figure 4 View with project

The existing view is unchanged with the project. Capitol Lake is not currently visible from the public right-of-way, and will remain so. View along the right-of-way will remain unobstructed. The view of the Capitol Building is unchanged, with the dome clearly visible to the same extent it is now. The one-story building and associated street trees currently block the view of the hillside below the Capitol Building to the south. This will remain unchanged with the project.

VIEW C: View towards Capitol Lake and Capitol Building from intersection of Sylvester and 4th.



Figure 5 Existing view



Figure 6 View with project

Capitol Lake is not currently visible from this viewpoint. View of the Capitol Building dome from the right-of-way will remain unobstructed, as it is now. The view of the lower right-hand portion of the Capitol Building and associated hillside from this point will be partially obscured by the new three-story building; however, that view is currently partially obscured by street trees. In addition to maintaining existing views, the project will provide enhanced opportunity for public viewing of Capitol Lake, the Capitol Building, and associated hillside from the proposed restaurant and public plaza located on the corner of Sylvester and 5th Ave.

Although not directly relevant to the required view analysis, the project will remove a portion of the existing tower as shown in Figure 6, opening more view and daylighting from the sky. In addition, the tower façade will be replaced with a new curtain wall system, which will help reflect the natural setting and better blend the tower with its surroundings.

VIEW D: View towards the Olympic Mountains from intersection of Sylvester and 5th looking north toward the Olympia Yacht Club.



Figure 7 Existing view



Figure 8 View with project

To the extent weather permits visibility of the Olympics from this view point, the existing view is unchanged with the project. View along the right-of-way will remain unobstructed, and the existing buildings and street trees currently block remaining views. Although not an element of view analysis, the new curtain wall façade on the tower structure will include a glazing system to help reflect the natural settings and further blend the existing tower with the sky.

VIEW E: View east towards south end of Heritage Park Fountain from sidewalk.



Figure 9 Existing view



Figure 10 View with project

New view looking east along the southern building façade of the tower building opens up the view around the corner to the Heritage Fountain Park, and creates additional pedestrian space and outdoor eating space along 5th Avenue. New street trees to be provided along 5th not shown for clarity.

VIEW F: View Towards Capitol from Percival Landing.



Figure 11 Existing view



Figure 12 View with project

The existing view is unchanged with the project. The view of the Capitol Building is unchanged, with the dome clearly visible to the same extent it is now. The tops of the new three story buildings are partially visible within the street trees.

VIEW G: View Towards Bud Bay and the Olympic Mountains from Capitol Hill.



Figure 13 Existing view



Figure 14 View with project

The existing view is unchanged with the project. Although not an element of view analysis, the new curtain wall façade on the tower structure will include a glazing system to help reflect the natural settings and further blend the existing tower with the water and sky.